



SMETHWICK HALL, SMETHWICK LANE , BRERETON , CW11 2ST £895,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS



# Smethwick Hall , Smethwick Lane

## Brereton, Sandbach, CW11 2ST

A grand, detached seven bedroom period Hall offering over 5500 sqft of accommodation nestling in over three acres of grounds including paddock, outbuildings and pool.





## KITCHEN

### AGENTS REMARKS

A grand detached seven bedroom period Hall offering over 5500 sqft of accommodation nestling in approx three acres of grounds which include a paddock, outbuildings and a pool. The property is currently utilised as two separate dwellings, ideal for those who wish to live with relatives, run a business from home or generate rental income from one of the properties. The hall is approached along a private, tree lined driveway with a beautiful pool, there are gardens all around the house with a cobbled courtyard to the rear and paddock to the side. To the front are far reaching views over the stunning Cheshire countryside. There is easy access to the M6 motorway, at both junctions 17 & 18. The village of Holmes Chapel is close by with all its amenities. There are several primary, secondary and independent schools. There are renowned secondary, primary and independent schools only a short drive away. Crewe mainline railway station is just a few miles away and offers direct fast links to London and elsewhere.

### MAIN HOUSE:

#### KITCHEN

21' 2" x 20' 11" (6.45m x 6.38m) An exceptionally spacious farmhouse kitchen/dining room fitted with an oil fired AGA with stone surround, range of base storage units with stainless steel sink and drainer and chrome mixer tap over, with a space for fridge/ freezer, there is a built in electric oven with a four ring electric hob over and extractor fan above. The floor is tiled throughout and there is a dual aspect with uPVC double glazed windows to the front and rear elevations. The room is heated by a storage heater.

#### UTILITY ROOM

14' 2" x 8' 2" (4.32m x 2.49m) Fitted with a range of base storage units , with built in stainless steel sink and drainer with chrome taps over, a tiled floor throughout and a uPVC window to the side elevation

#### ENTRANCE HALL

With large original timber door to the front, Minton tiled floor throughout with large understairs storage area which could be used for office space and further door to the rear courtyard







## LOUNGE

### LOUNGE

18' 1" x 16' 1" (5.51m x 4.9m) Featuring a uPVC double glazed window to the rear elevation, revealed beam work and cast iron stove with timber mantel over, door leading into a pantry.

### DINING ROOM

17' 9" x 14' 1" (5.41m x 4.29m) An attractive reception room with a uPVC double glazed window to the front elevation, and an open fireplace set in a brick hearth. The room is also heated by a storage heater.



### STUDY

17' 9" x 12' 1" (5.41m x 3.68m) Featuring a uPVC double glazed window to the rear elevation overlooking the courtyard, second staircase to the first floor, built in wood burning stove set in a brick surround and a further storage heater.

### CELLAR

18' 1" x 11' 11" (5.51m x 3.63m) From the study there is access down to a useful cellar with full head height, ideal for storage

### FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation offering far reaching views. Storage heater and built in storage cupboards

### BEDROOM 1

18' 1" x 16' 6" (5.51m x 5.03m) A spacious bedroom with uPVC double glazed windows to the rear elevation and built in ornate cast iron fireplace, the room is also heated by a storage heater. door into bedroom 3

### BEDROOM 2

17' 11" x 14' 6" (5.46m x 4.42m) Featuring ornate cast iron fireplace, storage heater, uPVC double glazed window to the front elevation, door leading into Bedroom 3



## BEDROOM 1

### BEDROOM 3

18' 1" x 12' 6" (5.51m x 3.81m) With uPVC double glazed window to the rear elevation, built in storage cupboard, servants stairs to the study. The room is heated by a storage heater



### BEDROOM 4

14' 4" x 14' 4" (4.37m x 4.37m) A large double bedroom featuring an ornate cast iron fireplace, uPVC double glazed window to the rear elevation, and night storage heater

### BEDROOM 5

16' 8" x 15' 2" (5.08m x 4.62m) a large double bedroom with a uPVC double glazed window to the rear elevation, heated by a night storage heater

### FAMILY BATHROOM

14' 3" x 7' 3" (4.34m x 2.21m) Fitted with a modern white suite comprising low level WC, pedestal wash hand basin, bath, fully tiled walk in shower cubicle, ornate cast iron radiator, uPVC double glazed window to the front elevation offering far reaching views, and built in storage cupboard and airing cupboard housing the water cylinder.



### LOFT ROOM

28' 2" x 12' 2" (8.59m x 3.71m) Stairs from the landing leading to a large loft room which is fully boarded, ideal for a study or playroom.





## ANNEXE (No Images Available)

### UTILITY ROOM

22' 0" x 16' 1" (6.71m x 4.9m) A large utility room featuring a timber door to the side into the rear courtyard, revealed brick flooring throughout, stainless steel sink and drainer and plumbing for washing machine and dryer.

### BOOT/STORE ROOM

14' 1" x 10' 0" (4.3m x 3.06m) A large room offering potential for a number of uses with a uPVC glazed window to the side elevation and oil tank

### UTILITY/BOILER ROOM

18' x 10' 09" (5.49m x 3.28m)

### DINING/KITCHEN

18' 0" x 10' 11" (5.49m x 3.33m) Fitted with a range of wall and base storage units, featuring a tiled floor, ornate cast iron fireplace, uPVC double glazed window to side elevation and revealed beams.

### LOUNGE

27' 4" x 18' 0" (8.33m x 5.49m) A most attractive L-shaped reception room the focal point of which is an open fireplace with a brick surround, tiled hearth and wooden mantel. There is a side door to the main driveway and a dual aspect with uPVC double glazed windows to front and side elevation. The room is heated by three radiators.

### FIRST FLOOR

#### BEDROOM 1

18' 0" x 14' 02" (5.49m x 4.32m) A double bedroom featuring uPVC double glazed windows to rear elevation offering far reaching rural views, a single radiator and spacious built in storage cupboards, one of which houses the hot water cylinder.

#### BEDROOM 2

13' 10" x 13' 2" (4.22m x 4.01m) A large double bedroom featuring uPVC double glazed window to the front, large single radiator and spacious built in storage cupboards, one of which houses the hot water cylinder.

#### BATHROOM

13' 6" x 6' 5" (4.11m x 1.96m) Fitted with a modern white suite comprising a low level WC, bath, vanity wash hand basin with chrome mixer tap with cupboard beneath and a large fully tiled walk in shower cubicle.





## VIEW OVER THE POOL

### OUTSIDE

The property is approached by a long, sweeping tree lined driveway, to the side of which is a large and ornate pool surrounded by a number of mature and specimen trees. This is mainly laid to lawn, with a gated access to the front garden, with pathways, hedging and fencing. To the far side of the property is a further large lawned area with access gate to a paddock. To the front of the property there are far reaching views across farmland. In the rear courtyard there are a number of out buildings comprising a large store room with built in gardeners WC and access to the large utility room and garage store beyond.

### TENURE

We believe the property to be Freehold

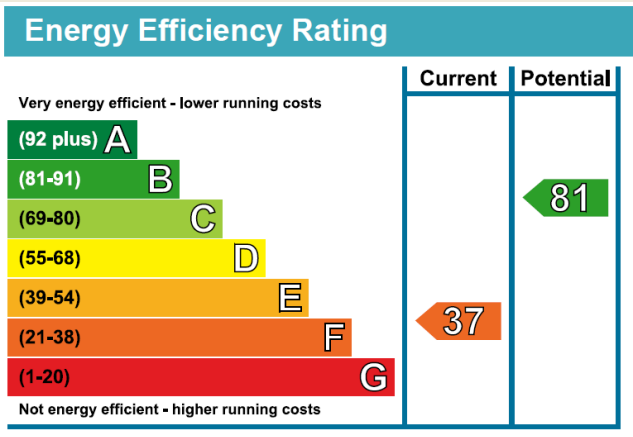
### SERVICES

We believe the following services to be connected to the property:  
Electricity, water and a septic tank.

### VIEWINGS

Strictly by appointment with the Agents Knutsford Office :  
Telephone 01565 621624

EPC 37 / 81 F



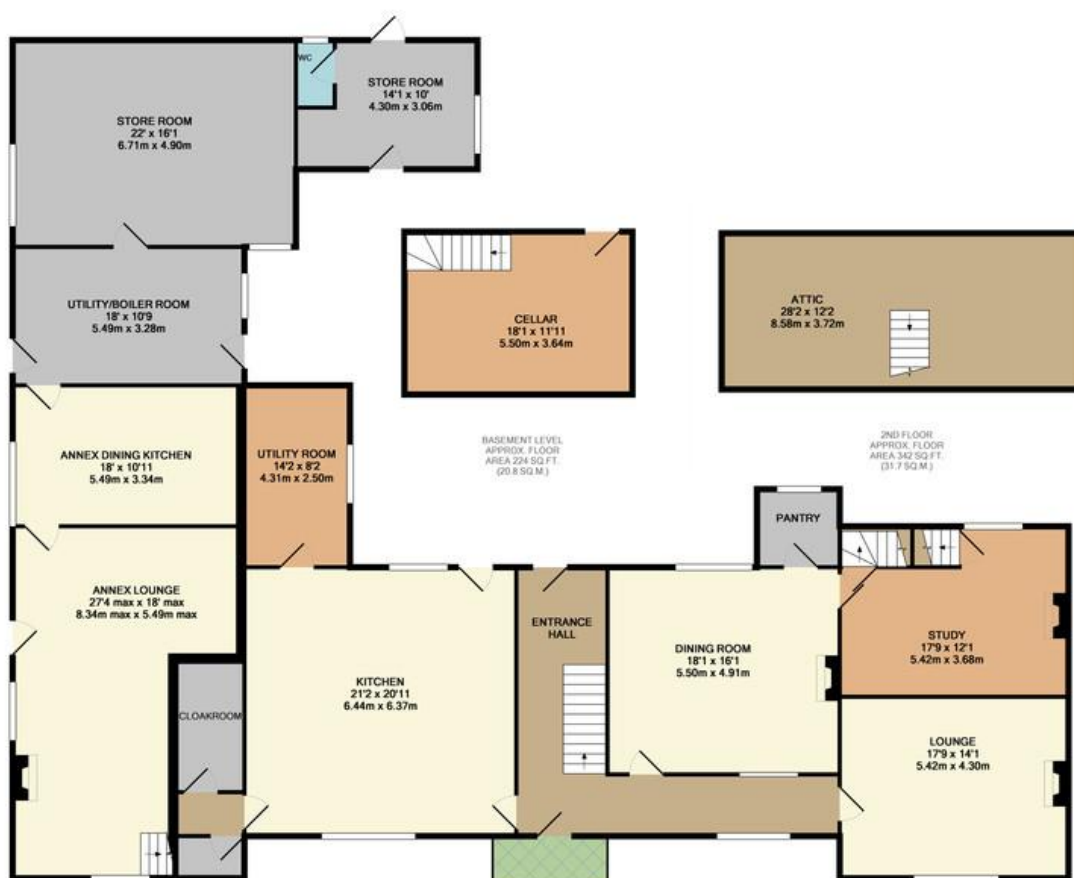




## SITE PLAN

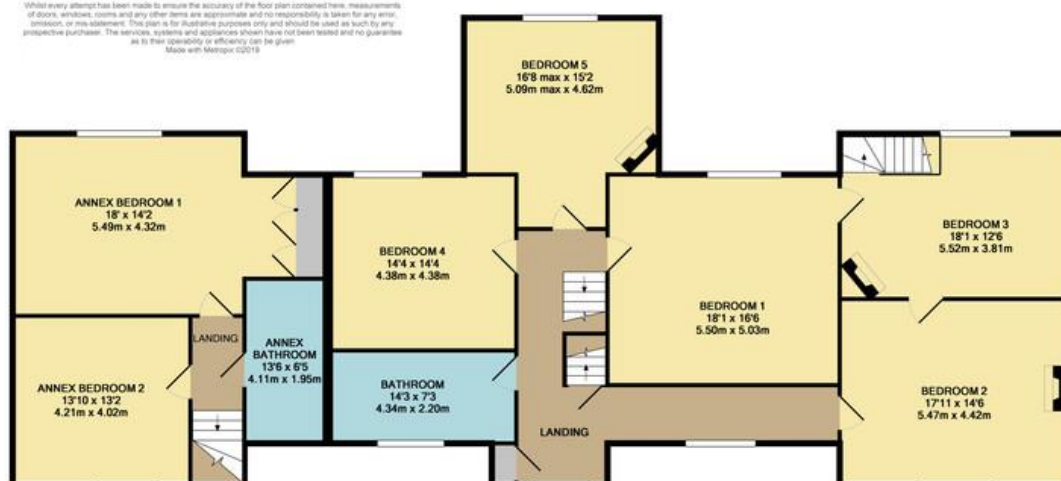






TOTAL APPROX. FLOOR AREA 5672 SQ. FT. (527.0 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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